

DELEGATED FILE NOTE

CASE OFFICER: ...Tricia Craggs.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01811/LBC	Replace existing front door and frame.	172 Wilbury Road Letchworth Garden City Hertfordshire SG6 4JA

Submitted Plan Nos

Location Plan Proposed Front Door

1.0 Policies

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment

2.0 Site History

2.1 Although not the most recent planning history the following is most relevant:

95/00134/1LB – First floor rear extension

3.0 Policies

3.1 Section 16: Conserving and enhancing the historic environment of the National Planning Policy Framework (July 2021). Relevant paragraph numbers at Section 16 are as follows: 197, 199, 200 and 202.

Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

4.0 Representations

4.1 **Press & site notices** – No comments received.

5.0 Planning Considerations

5.1 Site and Surroundings

5.1.1 The site is located in Letchworth Conservation Area (LCA).

- 5.1.2 172 Wilbury Road forms a pair of semi-detached cottages in Letchworth Garden City and is grade II listed. The building and the LCA are designated heritage assets and the list entry for the house reads as follows:

WILBURY ROAD 1. 5255 Nos 162 to 176 (even) TL 2133 6/157 and 158 TL 2233 7/159 and 160 II GV 2. 1906 by B Parker and R Unwin.' Pairs of semi-detached cottages flanking, and forming a group with, Westholm (qv). One and a half storeys. Two windows each. Tiled roofs with brick stacks. Roughcast walls; gables of Nos 166- 172 partly weather boarded. Hipped dormers. Mullioned casement windows of 2, 3 and 4 lights with glazing bars. Recessed doorways with boarded doors. Included for group value.

5.2 Proposal

- 5.2.1 The application is described as:

Replace existing front door and frame.

5.3 Key Issues

- 5.3.1 The main issue is to consider the impact of the works on the special character of the listed building and upon the LCA.
- 5.3.2 Changes to fenestration i.e. windows and doors that include material changes and the addition of dormers or rooflights can potentially affect the character and significance of listed buildings and conservation areas. They strongly contribute to a building's interest and appearance. Any changes can noticeably alter how the building and area looks.
- 5.3.3 The current front door is not considered to be original as the list description states that the front door originally would have been recessed but not enclosed.

The current front door is of minimal architectural significance and not original to the property. Ideally the appearance of the front entrance and doorway would be returned to its "open and recessed" appearance. However, it is accepted that current arrangement has been there for a period of time. The proposal will enclose the recessed doorway using hardwood timber painted black and white with individual double-glazed panes in timber glazing bars.

The impact on the LCA will be no different to the existing appearance.

The proposal is supported for the reasons stated above.

Impact on the listed building and conservation area.

- 5.3.4 None. See comments made in 5.3.3.

5.4 Alternative Options

- 5.4.1 None.

5.5 Pre-Commencement Conditions

- 5.5.1 None applicable.

5.6 Conclusion

5.6.1 It is considered that the proposal will not occasion harm to the listed building’s special character or harm the character or appearance of the Letchworth Conservation Area. The proposal, thereby, satisfies the provisions of Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

6.0 **Recommendation**

6.1 I recommend that listed building consent be **GRANTED**.

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 December 2024	

